



Legislation Text

File #: ID 20-0762, **Version:** 1

Public Hearing for an Ordinance for Rezoning at 4019-R2 South Holden Road and 1311 Glendale Road -
Adrian F. Starks for World Victory International Christian Center

Council Priorities: Create an Environment to Promote Economic Development Opportunities and Job Creation;
and Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: District 1

Public Hearing: Yes
Advertising Date/By: N/A

Note: This item was continued to the November 17, 2020 City Council meeting without further advertising.

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PURPOSE:

Adrian F. Starks, for World Victory International Christian Center, is requesting rezoning from CD-PI (Conditional District Public and Institutional) to O (Office) for 4019-R2 South Holden Road and 1311 Glendale Road, generally described as south of Glendale Road, east of South Holden Road and west of US Highway 220.

As this request was denied by the Zoning Commission but the applicant appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its November 17, 2020 meeting.

BACKGROUND:

Following a public hearing on September 21, 2020 the Zoning Commission voted 5-3 to deny the request. There was one speaker in favor and three in opposition. (See minutes of the September 21, 2020 Zoning Commission meeting). Since the applicant appealed the denial of the rezoning request within the required 10 day appeal period, it must now go to City Council for an additional public hearing and decision.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended denial of this request 5-3.

Planning recommends approval of the O zoning request based on:

- Request is consistent with the Filling in Our Framework Big Idea to arrange land uses to create a more

vibrant and livable Greensboro.

- Request is consistent with Strategy 1 of the Creating Great Places Big Idea to protect and enhance the unique character of every neighborhood.
- Request is consistent with Strategy 2 of the Creating Great Places Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.